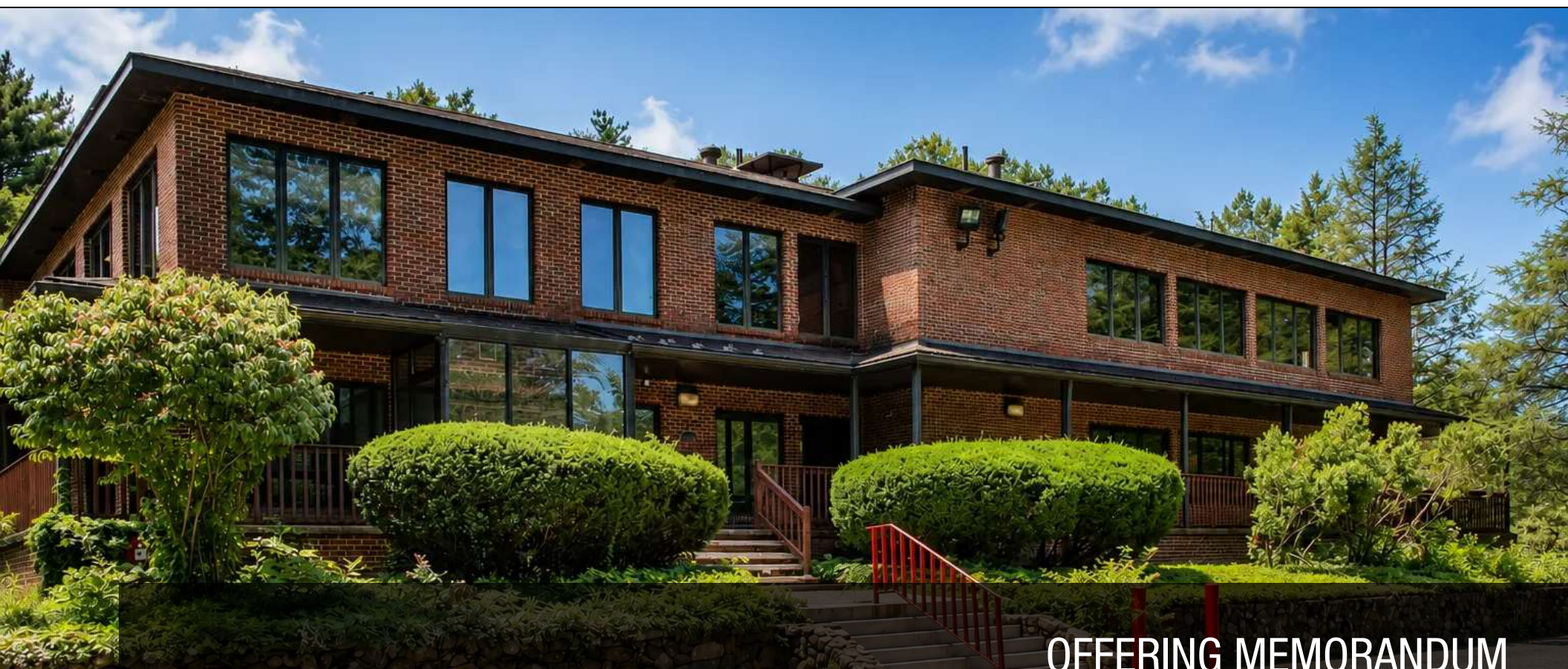




135 Folly Mill Rd.

SEABROOK, NH



OFFERING MEMORANDUM

PRESENTED BY:

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Property Summary



360° VIRTUAL TOUR

PROPERTY DESCRIPTION

Purpose-built engineering and technology campus with robust electrical infrastructure, flexible multi-wing layout, elevator service, abundant parking, and strong potential for multi-tenant innovation, R&D, medical office, or advanced professional uses. Many future uses can leverage the existing floor plan with limited structural modifications. Three buildings under one roof - three distinct wings connected thru a central core with elevator and stairs.

Medical • Childcare • Senior Living • Innovation Campus • Mixed-Use Innovation Center • R&D Building •

OFFERING SUMMARY

Sale Price:	Contact Broker
Lease Rate:	\$2,771.58 - 34,000 per month (MG)
Number of Units:	1
Available SF:	2,464 - 24,225 SF
Lot Size:	115,583 SF
Building Size:	24,225 SF



Property Description



LOCATION DESCRIPTION

Located in Seabrook's established commercial corridor, **135 Folly Mill Road** offers exceptional regional accessibility in one of the Seacoast's most desirable business markets. Positioned just minutes from Interstate 95 (Exit 1) and less than five miles from the Massachusetts border, the property provides convenient access to New Hampshire's Seacoast, Boston's North Shore, and the greater New England region.

- * Minutes from Interstate 95 (Exit 1)
- * Less than 5 miles from the Massachusetts border
- * Approximately 15 minutes to Portsmouth, NH
- * Approximately 20 minutes to Newburyport, MA
- * Approximately 1 hour to Downtown Boston
- * Approximately 45 minutes to Manchester-Boston Regional Airport
- * Approximately 1 hour to Boston Logan International Airport
- * Approximately 25 minutes to Portsmouth International Airport

The property is situated within Seabrook's established professional and commercial district, surrounded by a diverse mix of office, medical, industrial, technology, engineering, manufacturing, distribution, and professional service businesses. This strategic location is well suited for corporate headquarters, medical practices, educational users, research and development, engineering firms, and a wide variety of professional office tenants.

Employees and visitors benefit from immediate access to numerous restaurants, retail centers, hotels, banking, fitness facilities, and everyday business services, creating a highly convenient work environment.

The surrounding trade area is among the most affluent in northern New England, characterized by high household incomes, strong consumer spending, and an educated workforce. These favorable demographics support long-term demand from both businesses and investors while providing employers with access to a deep regional labor pool spanning New Hampshire's Seacoast and Massachusetts' North Shore.

Seabrook continues to attract businesses seeking New Hampshire's favorable tax climate, pro-business environment, and highly accessible location. Combined with excellent transportation infrastructure and proximity to multiple airports, 135 Folly Mill Road offers an ideal setting for companies requiring regional connectivity while operating in one of New England's strongest commercial markets.



Property Details

Sale Price	CONTACT BROKER		PROPERTY INFORMATION	
Lease Rate	\$2,771.58 - 34,000 PER MONTH		Property Type	Adaptive Reuse & Redevelopment Opportunity
LOCATION INFORMATION			Property Subtype	Lab
			Zoning	ZONE-2R
			Lot Size	115,583 SF
			APN #	9-226-0
Street Address	135 Folly Mill Rd		Lot Depth	0 ft
City, State, Zip	Seabrook, NH 03874		Professional office campus on ±2.65 acres ±21,791 SF finished gross area per assessor (building marketed at ±24,225 SF; buyer to verify) Existing 67.48 kW rooftop solar photovoltaic system Elevator serving multiple levels Wet sprinkler system Central air conditioning Forced-air natural gas heating Finished lower level providing additional usable space Municipal water and municipal sewer Twelve bathrooms per assessor records Campus-style setting with mature landscaping Flexible layout suitable for headquarters or multi-tenant occupancy (subject to approvals)	
County	Rockingham			
BUILDING INFORMATION				
Building Size	24,225 SF			
Building Class	B			
Tenancy	Multiple			
Ceiling Height	9 ft			
Minimum Ceiling Height	8 ft			
Office Space	12,750 SF			
Number of Floors	2			
Average Floor Size	6,375 SF		Amenities	
Year Built	1988			
Year Last Renovated	2009			
Gross Leasable Area	21,792 SF		PARKING & TRANSPORTATION	
Construction Status	Existing		Parking Type	Surface
Framing	Brick/masonry exterior with steel-frame construction		Parking Ratio	5.0
			Number of Parking Spaces	88



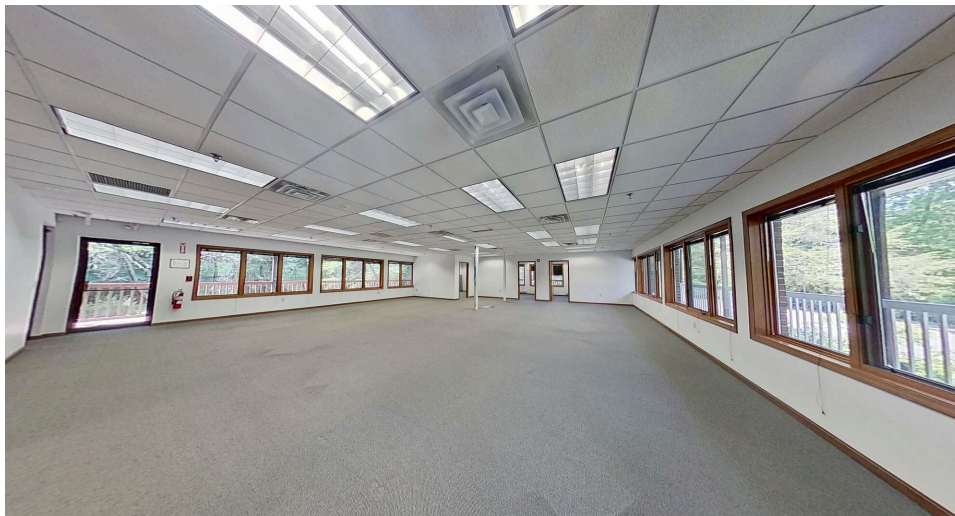
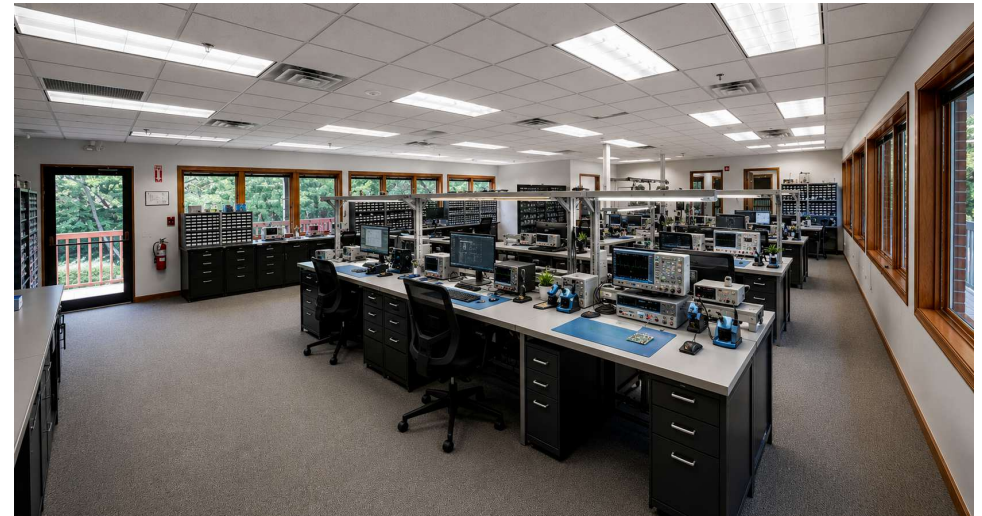
Potential Use: Electronics & Hardware R&D

CREATE AN ENVIRONMENT WHERE ENGINEERING, DEVELOPMENT, TESTING AND COLLABORATION CAN OPERATE UNDER ONE ROOF

135 Folly Mill Road offers flexible open areas well suited to the creation of electronics benches, hardware development stations, test-and-measurement areas and prototype assembly space, complemented by private rooms for engineering teams, project work and administration.

Existing electrical distribution and extensive low-voltage/data infrastructure provide a compelling starting point for technology-driven organizations evaluating their next R&D facility.

Whether developing embedded systems, sensors, instrumentation, communications equipment or next-generation hardware, the property offers the flexibility to configure space around the way your engineering team actually works.



- Expansive open areas provide flexibility for bench-based R&D, testing and technical workstations
- Smaller enclosed rooms offer separation for project teams, specialized equipment, private work or support functions
- Existing electrical distribution infrastructure provides a strong foundation for power-intensive technical environments*
- Extensive existing low-voltage/data cabling infrastructure throughout the facility*
- Flexible combination of R&D, office, conference and support space within one building



Potential Use: Robotics & Automation



ROOM TO BUILD. ROOM TO TEST. ROOM TO EVOLVE.

Robotics development requires more than desks and workbenches—it requires space to move, assemble, program and test.

The expansive open areas at 135 Folly Mill Road provide the opportunity to establish flexible development and testing zones for robotics, autonomous systems, machine vision, controls and automation technologies.

Engineering workstations, electronics benches, prototype assembly and open testing areas can potentially be integrated within the same facility, while adjacent enclosed spaces can support project teams, meetings, software development and administration.

The result is an environment where teams can move efficiently from concept and programming to physical integration and real-world testing.

- Large, uninterrupted floor areas provide room for flexible development and testing environments
- Generous open spaces allow technical areas to be configured without sacrificing room for movement and circulation
- Adjacent private rooms can accommodate engineering teams, controls, programming, meetings or project functions
- Existing electrical and data infrastructure provides a foundation for technology-oriented buildouts*
- Multiple floor and space configurations allow technical operations and office functions to remain connected
- Abundant natural light throughout many of the primary work areas



Engineering, Prototyping & Product Development

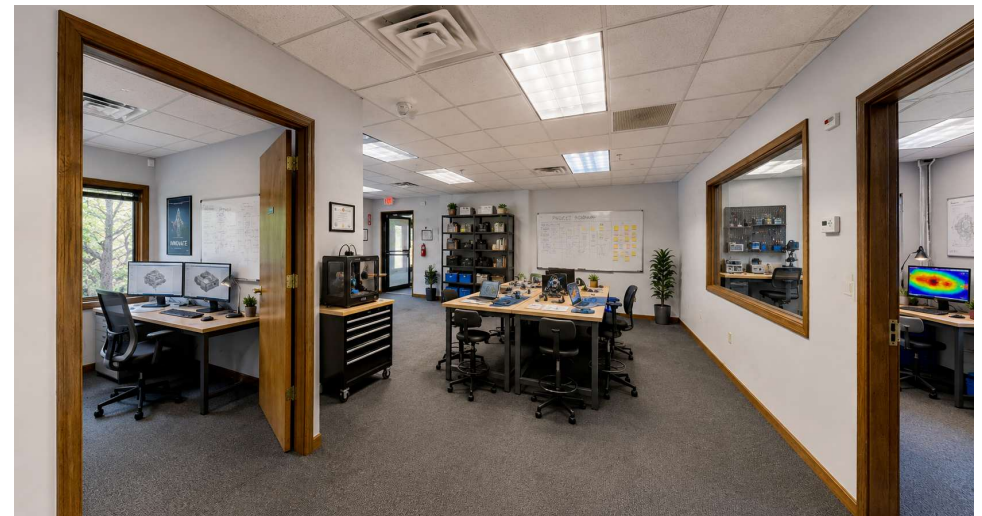
OPEN TECHNICAL AREAS, PRIVATE PROJECT ROOMS, OFFICES, CONFERENCE SPACE AND SUPPORT AREAS

Configure space for **CAD and engineering, prototype assembly, component storage, testing, validation and collaborative project work** while keeping administrative and leadership teams close to the development process.

For companies moving products from an idea on a screen to something that can be **built, tested, refined and demonstrated**, the property's varied spaces provide the flexibility to create a workflow around the product—not force the product around the building

ONE FACILITY, MULTIPLE WORK ENVIRONMENTS

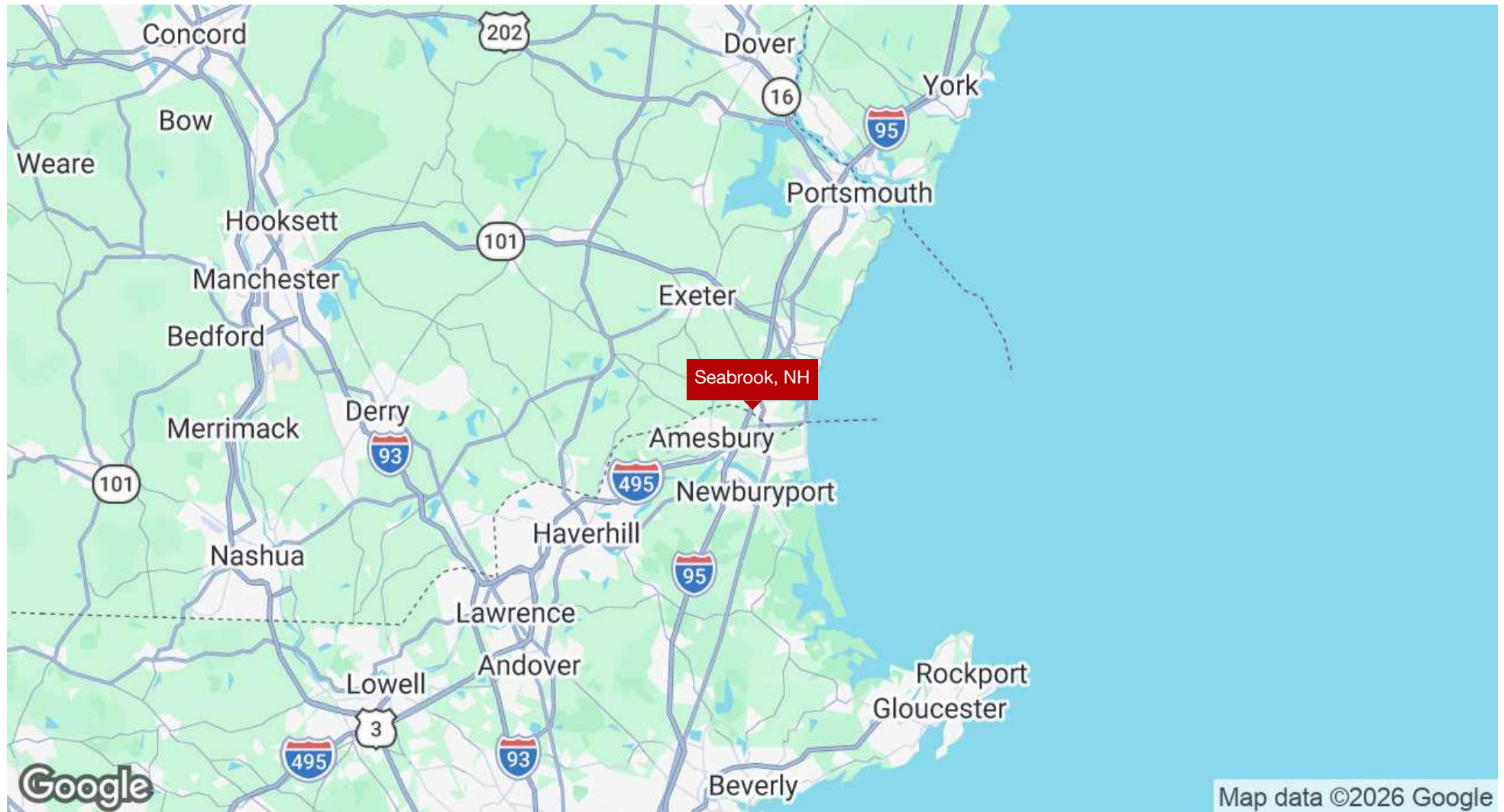
- Unique combination of large open work areas and smaller enclosed rooms
- Flexible layout can bring technical, collaborative and administrative functions together
- Numerous existing private offices and project rooms provide space for focused work alongside larger team environments
- Conference and meeting areas available throughout the building
- Existing electrical, mechanical and data infrastructure provides a strong starting point for customized technical space*
- Kitchenette and employee support areas already incorporated into the facility
- Three levels provide opportunities to separate functions while keeping teams under one roof
- Configurations available from approximately 3,000 to 24,000 SF



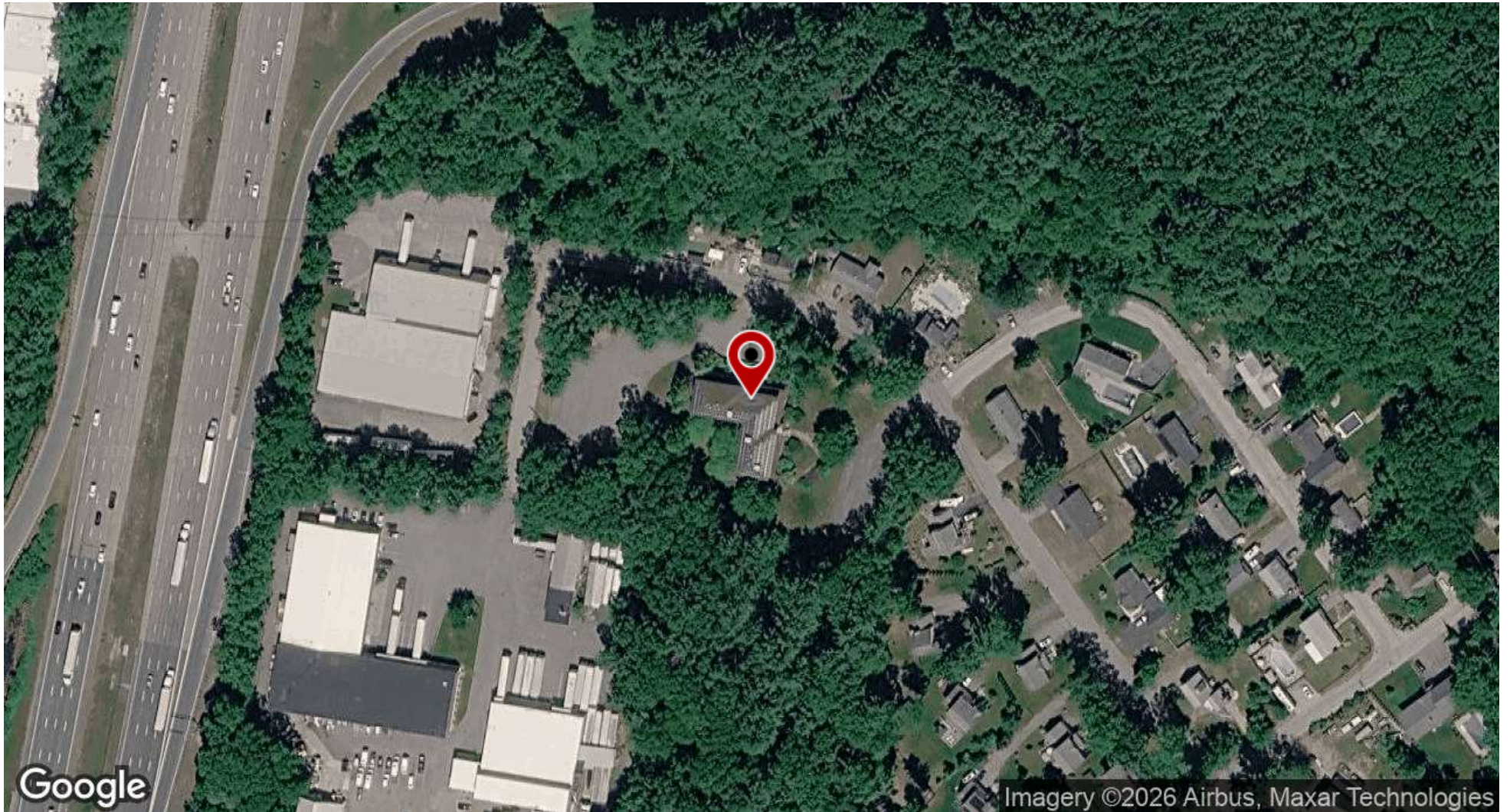
Additional Photos



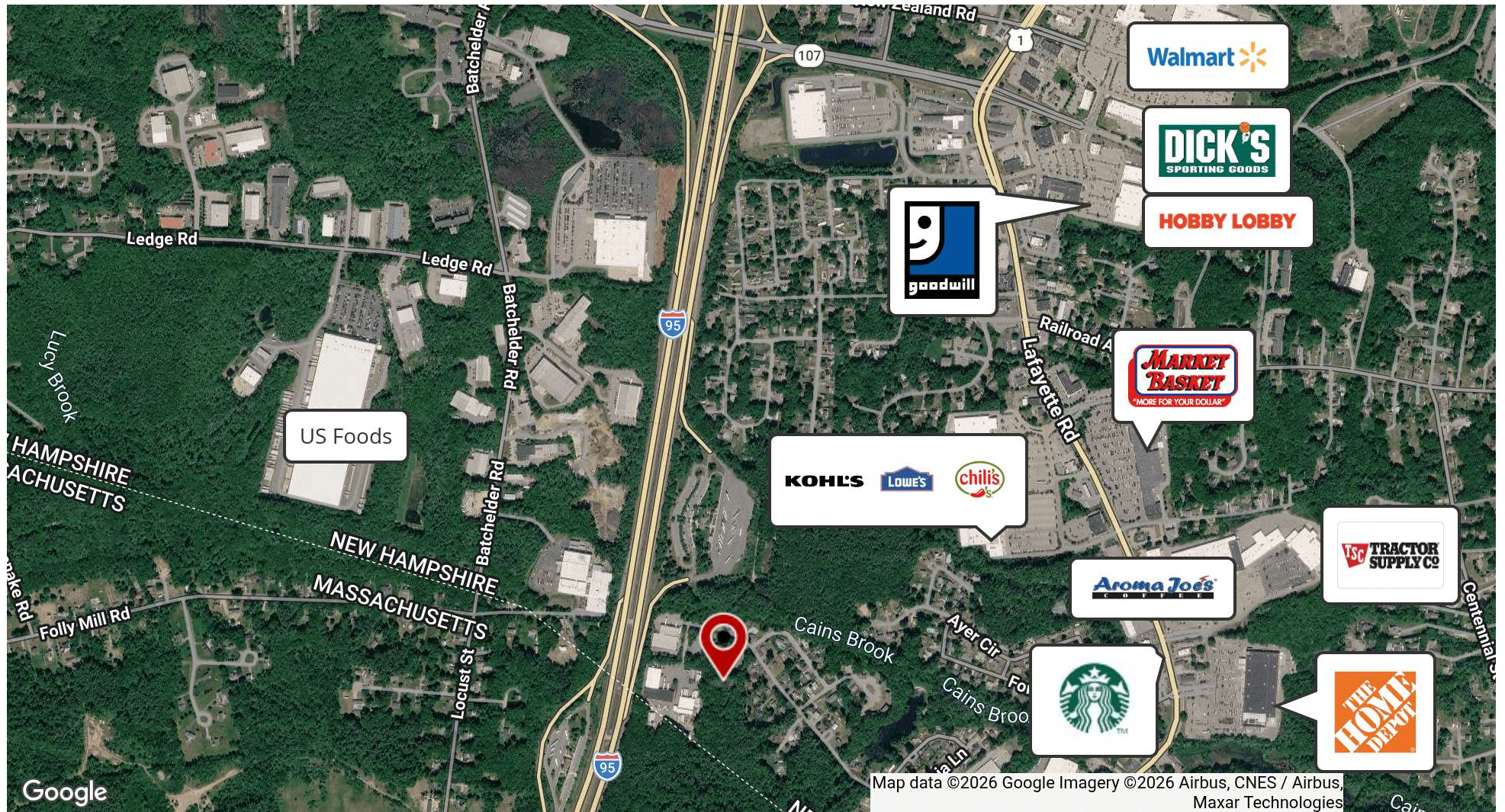
Regional Map



Location Map



Aerial Map



135 FOLLY MILL RD.

DEMOGRAPHICS

1

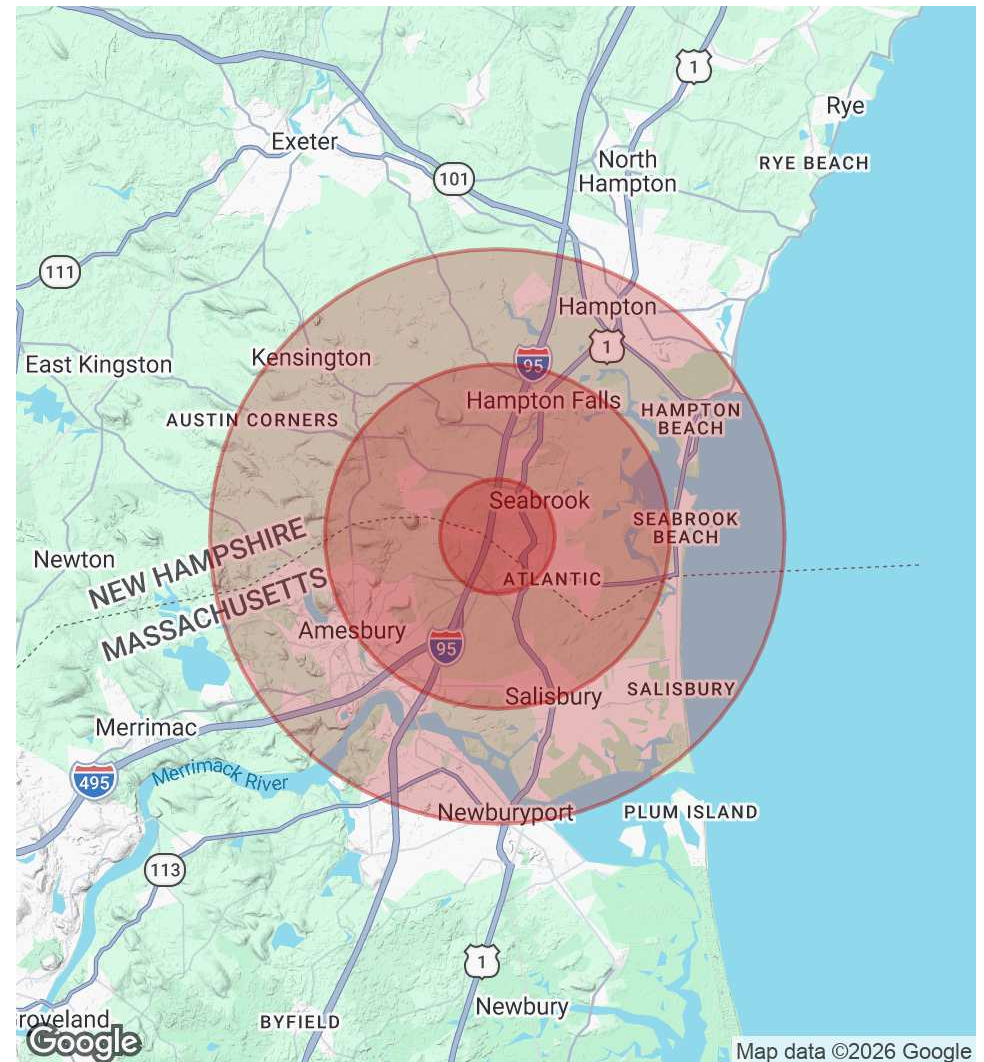
DEMOGRAPHICS MAP & REPORT

Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,009	18,419	53,971
Average Age	48.7	47.0	47.4
Average Age (Male)	44.4	43.1	44.9
Average Age (Female)	52.3	50.9	49.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,283	7,876	23,707
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$119,041	\$118,687	\$136,694
Average House Value	\$441,306	\$465,656	\$562,210

2023 American Community Survey (ACS)



135 FOLLY MILL RD.

ADDITIONAL INFORMATION

2

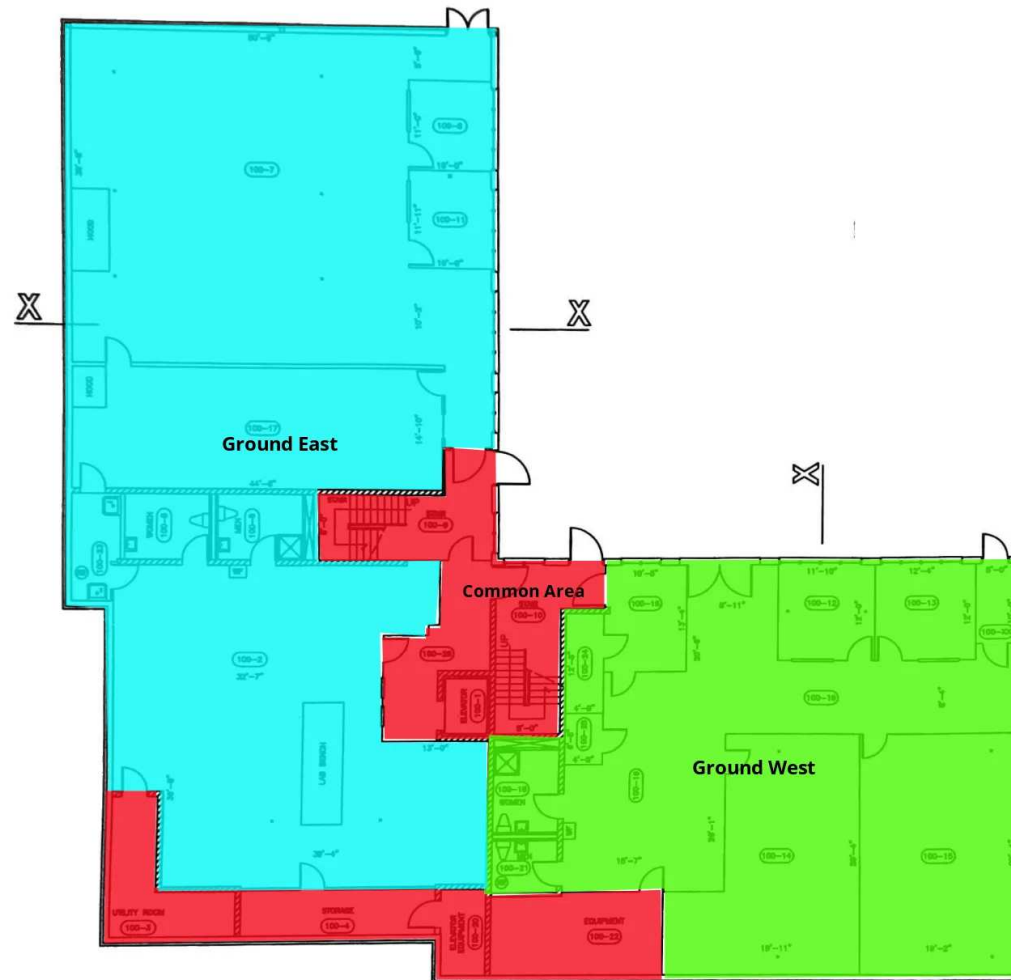
SITE PLANS

SITE PLANS

SITE PLANS

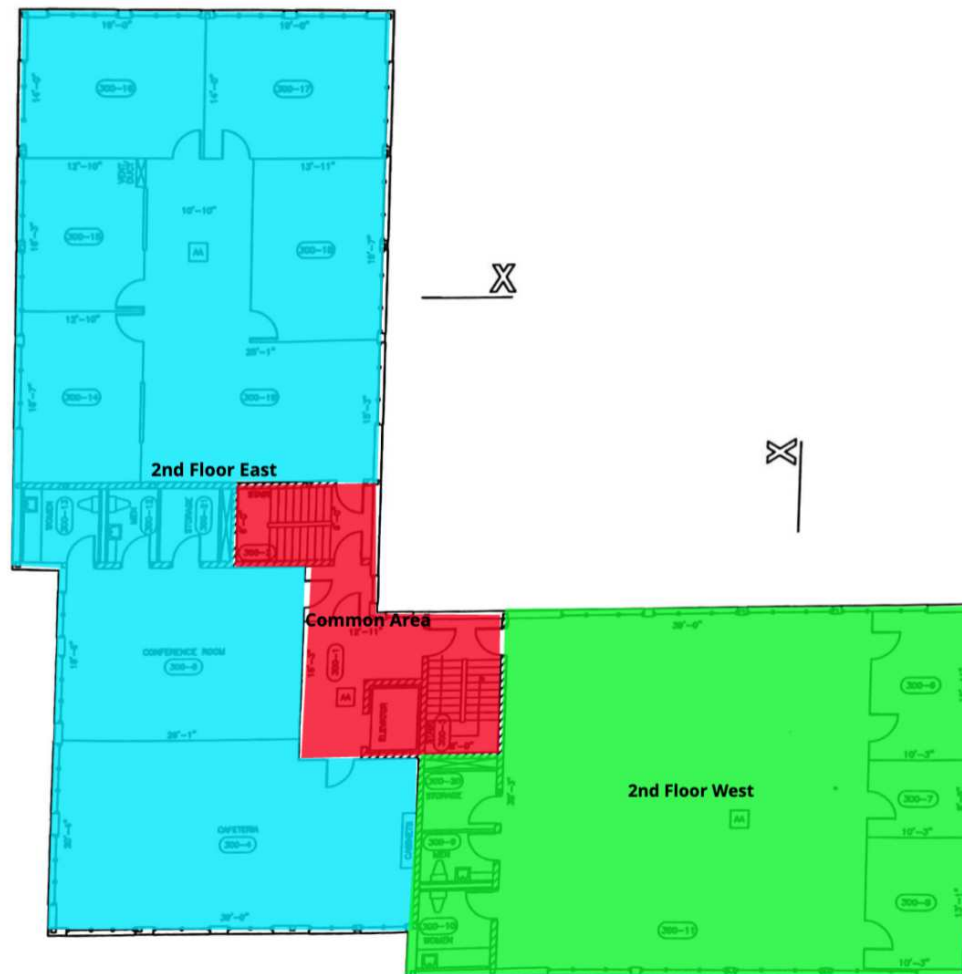
LEASE SPACES

Floor Plans



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Floor Plans



Lease Spaces



LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	2,464 - 24,225 SF	Lease Rate:	\$2,771.58 - \$34,000 per month

AVAILABLE / UNAVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Entire Building	Available	3,000 - 24,000 SF	Modified Gross	\$10.00 - \$17.00 SF/yr	-
Ground East	Available	6,003 - 24,225 SF	Modified Gross	\$7,503 per month	-
Ground West	Available	4,101 - 24,225 SF	Modified Gross	\$5,126 per month	-
1st Floor East	Available	4,014 - 24,225 SF	Modified Gross	\$4,683 per month	-
1st Floor West	Available	2,858 - 24,225 SF	Modified Gross	\$3,335 per month	-



Lease Spaces



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
2nd Floor East	Available	4,786 - 24,225 SF	Modified Gross	\$4,786 per month	-
2nd Floor West	Available	2,464 - 24,225 SF	Modified Gross	\$2,772 per month	-

